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ADDENDUM # 4

9/21/2015

Solicitation RFQ #7549462PH2

Title: PHASE2- Rhode Island College – Renovations and Additions to Gaige Hall and Craig Lee Hall.

Submission Deadline: September 28, 2015 @ 11:30 am

Per the issuance of ADDENDUM #4 the following are noted:

- **Questions received with responses**
- **Additional Information**

***The information within this addendum was previously posted to the State website and removed due to a computer technical error. Note, this solicitation has officially 4 Addendums listed in the order posted to the State Purchasing website.**

Interested Parties should monitor this website on a regular basis, for any additional information that may be posted.

Thomas Bovis
Interdepartmental Project Manger

RFP# 7549462PH2 (New Questions)

TITLE: PHASE2 - Rhode Island College – Renovations and Additions to Gaige Hall and Craig Lee Hall

1. **Craig-Lee North West Vestibule**

Please reference Craig-Lee B6/A10.05, "SECTION DETAIL – WEST WING ADD. @ NORTH WEST ENTRY CANOPY/EXISTING FIRST FLOOR SLAB EDGE". This section indicates millwork trim, painted finish. This element is not shown in elevation B7/A6.03 or referenced on the finish schedule. Please advise.

The reference to millwork trim is incorrect. The note in question shall be revised to "GWB OVER BLOCKING, PAINTED FINISH"

2. **Section 1C/S5.00 – Tie-in at Window Removal Areas**

Section 1C/S5.00 is shown on drawing S4.00 at column line Z1 only. Is this detail typical for all openings where windows are removed along the south wall of the existing building?

Sections 1C and 1D are intended to be typical for connection of new floor and roof structure at all existing window opening locations (not just where section is cut). Section 1A and 1B are intended to be typical connection of new floor and roof structure at all other locations (not just where section is cut).

3. **Gaige Cooling Tower**

Drawing M5.00 – Chilled Water System Diagram states "Provide support I beam as required to facilitate installation of cooling tower of existing structure platform. All supporting steel shall be installed level and be sized to have a maximum deflection of ½" under operating weight of unit. (Refer to Structural / Architectural drawings for additional information. Cooling Tower is existing to remain and there is no mention of additional steel elsewhere in the drawings.

Please advise as to any additional steel that may be required.

This note can be disregarded. The existing cooling tower dunnage is to remain.

4. **Gaige Finish Schedule versus Finish Plan**

There are numerous floor finish discrepancies between the Finish Schedule and the Finish Plan. Some example rooms: 100, 101, 101B, 101C, 102, 104, 106, 111, 116, 116A, 129,

129A, 140, 144, 157, 158, and C-100-1. Please advise whether the Finish Schedule or the Finish Plan governs. NB: The basement and first floors were the only floors reviewed for this RFI.

The floor finish plans are correct. The flooring information in the finish schedule shall be disregarded.

5. Craige-Lee Finish Schedule versus Finish Plan

There are numerous floor finish discrepancies between the Finish Schedule and the Finish Plan. Some rooms on the Finish Schedule, but not on the Finish Plan include: 000, and 029. Some rooms on the Finish Plan, but not on the Finish Schedule include: Classroom 10, Classroom 11, Classroom 12, Closet 10A, Closet 10B, Lounge 21, Lunge 30, Observe (009F), Observe (009J), Vestibule 008A and others. Some rooms with matching room descriptions, but not matching room numbers are: 055 vs. 009, 056 vs. 009D, 057 vs. 009A, 058 vs. 009B and others. There are two rooms numbered 40 on both the Finish Schedule and Finish Plan. The graphic shown three times in Corridor C-103-G is not shown on the finish key. Please advise. NB: The basement and first floors were the only floors reviewed for this RFI.

The floor finish plans are correct. The flooring information and the additional rooms in the finish schedule shall be disregarded.

6. Gaige Hall ~ on Drawing AD1-02 Note A-1 R&D the floor to the extent shown including supporting structure as required in it's entirety, coordinate all work with new construction work.

This appears to be introduction to question #7 below.

7. Question: What is the existing supporting structure material? What is the floor material?

Without understanding a specific grid-line area on drawings, this note often applies to new MEP openings in existing floor slabs. The opening requirements are detailed on the structural drawings.

8. Addendum No. 2 (marked as Addendum No. 1) has been received. Please provide an extension to submit RFI's as well as a bid extension due to the addendum.

Please refer to state bid addendum #2 for extension provided.

9. Please provide a project schedule.

   Please refer to the updated Bid Form specification section #004100, section 5 – Contract Time provided in recent architectural Addendum for schedule milestones.

10. How many hard copies and how many electronic copies of complete bid submissions are required?

    Please refer to the Supplemental Instructions to Bidders for submission requirements.

11. It is our understanding that this project will have roofing conducted into late 2016 or possibly beyond. If true, there would be no way to quantify the increase in material costs. Would the State be willing to secure material pricing by issuing a purchase order and paying for it up front? Materials could be stored at the manufacturer's warehouse until shipping dates were established, please advise.

    No purchase order or payment will be made up front.

12. Is lightning protection required? If so, please provide information and specification.

    No, not to be considered for the bid.

13. Gaige Hall: Ref.Dwg. D2/A10.50: Is the millwork counter @ glazing detail that is shown to be used for the counters that are part of the Auditorium Upgrade?

    On levels 2 and 3 this detail is part of the Auditorium Upgrade Alternate. On the first floor the counters are part of the base scope.

14. Craig-Lee: Ref.Dwg. L2.0: What is required for bollards at the transformers? The landscape drawings refer you to the civil drawings which refer you to the electrical drawings. None of the drawings provide any information.

    Please include the following added bollard count at each building per attached typical detail for safety protection:
    - *Gaige = 8 bollards*
    - *Craig-Lee = 12 bollards*

    Exact locations to be determined with equipment operation and maintenance.

15. Spec. section 05120, page three, line C 2 states that the fabricator must an AISC Certified plant. What if we are affiliated with AISC but we are not a certified plant? Are we still able to bid?

No, the original specs must be met. This question has been answered previously.

16. Specification 329250 references rain gardens on this project. The drawings do not reference a rain garden therefore we would like to know if the location(s) can be determined. The soil depths vary between rain gardens, Bioretention areas and plant beds. Please confirm we have clear areas designated so the quantity of soil is correct.

This question has been answered previously.

17. IN ADDITION TO THE RESPONSES ABOVE THE FOLLOWING CLARIFICATIONS AND REVISIONS SHALL BE INCLUDED IN THE BID:

a) BID FORM – 004100 revised 9/17/15 See attached form for clarifications to:
- Allowance section
- Alternate section
- Unit Price section
- Addendum acknowledgement

b) Plumbing Commissioning missing section:
The Section #220510 dated 9/18/15 attached to this document.

c) CRAIG-LEE HALL – Drawing #E1.11:
- Men's Restroom #033 – Delete one (1) fixture type "LD-8" and one (1) fixture type "LD-4". Provide instead, one (1) fixture type "RD-6" and one fixture type "RD-4". Install fixtures where indicated on architectural Reflected Ceiling Plan.

- Women's Restroom #034 - Delete one (1) fixture type "LD-8" and one (1) fixture type "LD-4". Provide instead, one (1) fixture type "RD-6" and one fixture type "RD-4". Install fixtures where indicated on architectural Reflected Ceiling Plan.

- Gender Neutral Toilet Room #035 - Delete one (1) fixture type "LD-6". Provide instead, one (1) fixture type "RD-4". Install fixtures where indicated on architectural Reflected Ceiling Plan.

d) GAIGE HALL – DRAWING #E1.12

- Add the following to the end of Keynote #1: "EXISTING PANELS "A", "B", "C", AND "D" SHALL REMAIN AND BE RE-FED FROM NEW SWITCHBOARD "MDG" AS INDICATED ON THE "POWER DISTRIBUTION DIAGRAM" ON DRAWING #E2.01.

- Part. Plan "FIRST FLOOR PLAN–POWER-ALTERNATE: GAIGE HELPDESK SUITE UPGRADES" – reference to Keynote 5 in Garage Area; adjacent to existing Panel "B" shall be changed to Keynote #6.

- Provide new Keynote #6 reading: ALL EXISTING ELECTRICAL EQUIPMENT IN THE GARAGE AREA INCLUDING BUT NOT LIMITED TO LIGHITNG FIXTURES AND CONTROLS, RECEPTACLES, POWER CONNECTIONS, AND PANELBOARDS SHALL REMAIN. EXISTING PANELS "C", AND "D" AND RELOCATED PANELS "A" AND "B" SHALL BE RE-FED FROM NEW SWITCHBOARD "MDG" AS INDICATED ON THE "POWER DISTRIBUTION DIAGRAM" ON DRAWING #E2.01.

END OF DOCUMENT

SECTION 22 08 00 - COMMISSIONING OF PLUMBING

PART 1 - GENERAL

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this section.

1.2 SUMMARY

A. This section includes commissioning process requirements for Plumbing systems, assemblies, and equipment.

B. Related Sections:
1. Division 01 Section "General Commissioning Requirements" for general commissioning process requirements.
2. Division 22 – Plumbing
3. Commissioning Plan issued during construction
4. Section 018110 Sustainable Design Requirements

1.3 DESCRIPTION

A. Refer to Division 01 Section "General Commissioning Requirements" for the description of commissioning.

1.4 DEFINITIONS

A. Refer to Division 01 Section "General Commissioning Requirements" for definitions.

1.5 SUBMITTALS

A. Refer to Division 01 Section "General Commissioning Requirements" for CxA's role.

B. Refer to Division 01 Section "Submittals" for specific requirements. In addition, provide the following:

C. Certificates of readiness

D. Certificates of completion of installation, prestart, and startup activities.

E. Any submittals required to achieve and document LEED-NC Prerequisite EA.

F. O&M manuals

G. Test reports

1.6 QUALITY ASSURANCE

A. Test Equipment Calibration Requirements: Contractors will comply with test manufacturer's calibration procedures and intervals. Recalibrate test instruments immediately after instruments have been repaired resulting from being dropped or damaged. Affix calibration tags to test instruments. Furnish calibration records to CxA upon request.

1.7 COORDINATION

A. Refer to Division 01 Section "General Commissioning Requirements" for requirements pertaining to coordination during the commissioning process.

PART 2 - PRODUCTS

2.1 TEST EQUIPMENT

A. All standard testing equipment required to perform startup, initial checkout and functional performance testing shall be provided by the contractor for the equipment being tested. For example, the plumbing contractor of Division 22 shall ultimately be responsible for all standard testing equipment for the plumbing system in Division 22, except for equipment specific to and used by TAB in their commissioning responsibilities.

B. Special equipment, tools and instruments (specific to a piece of equipment and only available from vendor) required for testing shall be included in the base bid price to the Owner and left on site, except for stand-alone data logging equipment that may be used by the CxA.

C. Proprietary test equipment and software required by any equipment manufacturer for programming and/or start-up, whether specified or not, shall be provided by the manufacturer of the equipment. Manufacturer shall provide the test equipment, demonstrate its use, and assist in the commissioning process as needed. Proprietary test equipment (and software) shall become the property of the Owner upon completion of the commissioning process.

D. All testing equipment shall be of sufficient quality and accuracy to test and/or measure system performance with the tolerances specified in the Specifications. If not otherwise noted, the following minimum requirements apply: Temperature sensors and digital thermometers shall have a certified calibration within the past year to an accuracy of 0.5°F and a resolution of + or - 0.1°F. Pressure sensors shall have an accuracy of + or - 2.0% of the value range being measured (not full range of meter) and have been calibrated within the last year.

PART 3 - EXECUTION

3.1 GENERAL DOCUMENTATION REQUIREMENTS

A. With assistance from the installing contractors, the CxA will prepare Pre-Functional Checklists for all commissioned components, equipment, and systems.

B. Red-lined Drawings: The contractor will verify all equipment, systems, instrumentation, wiring and components are shown correctly on red-lined drawings. Preliminary red-lined drawings must be made available to the Commissioning Team for use prior to the start of Functional Performance Testing. Changes, as a result of Functional Testing, must be incorporated into the final as-built drawings, which will be created from the red-lined drawings. The contracted party, as defined in the Contract Documents will create the as-built drawings.

C. Operation and Maintenance Data: Contractor will provide a copy of O&M literature within 45 days of each submittal acceptance for use during the commissioning process for all commissioned equipment and systems. The CxA will review the O&M literature once for conformance to project requirements. The CxA will receive a copy of the final approved O&M literature once corrections have been mad by the contractor.

D. Demonstration and Training: Contractor will provide demonstration and training as required by the specifications. A complete training plan and schedule must be submitted by the contractor to the CxA four weeks (4) prior to any training. A training agenda for each training session must be submitted to the CxA one (1) week prior the training session

3.2 CONTRACTOR'S RESPONSIBILITIES

A. Perform tests as required by Division 22.

B. Attend construction phase controls coordination meetings as required.

C. Participate in Plumbing systems, assemblies, equipment, and component maintenance orientation and inspection as directed by the CxA.

D. Provide information requested by the CxA for final commissioning documentation.

E. Include requirements for submittal data, operation and maintenance data, and training in each purchase order or sub-contract written.

F. Prepare preliminary schedule for Plumbing system orientations and inspections, operation and maintenance manual submissions, training sessions, pipe and duct system testing, flushing and cleaning, equipment start-up, testing and balancing and task completion for owner. Distribute preliminary schedule to commissioning team members.

G. Update schedule as required throughout the construction period.

H. Assist the CxA in all verification and functional performance tests.

I. Provide measuring instruments and logging devices to record test data, and provide data acquisition equipment to record data for the complete range of testing for the required test period.

J. Gather operation and maintenance literature on all equipment, and assemble in binders as required by the specifications. Submit to CxA 45 days after submittal acceptance.

K. Coordinate with the CxA to provide 48-hour advance notice so that the witnessing of equipment and system start-up and testing can begin.

L. Notify the CxA a minimum of two weeks in advance of the time for start of the balancing work..

M. Participate in, and schedule vendors and contractors to participate in the training sessions.

N. Provide written notification to the CM/GC and CxA that the following work has been completed in accordance with the contract documents, and that the equipment, systems, and sub-system are operating as required.
   1. Plumbing equipment including domestic water heaters, controls, pumps, valves plumbing fixtures, and all other equipment furnished under this Division.

O. The equipment supplier shall document the performance of his equipment.

P. Provide a complete set of red-lined drawings to the CxA prior to the start of Functional Performance Testing.

Q. Balance Contractor
   1. At the completion of the balancing work, and the submittal of the final balancing report, notify the Plumbing contractor and the CM/GC.

R. Equipment Suppliers
   1. Provide all requested submittal data, including detailed start-up procedures and specific responsibilities of the Owner, to keep warranties in force.
   2. Assist in equipment testing per agreements with contractors.
   3. Provide information requested by CxA regarding equipment sequence of operation and testing procedures.

S. Refer to Division 01 Section "General Commissioning Requirements" for additional contractor responsibilities.

3.3 CxA'S RESPONSIBILITIES

A. Refer to Division 01 Section "General Commissioning Requirements" for CxA's Responsibilities.

3.4 TESTING PREPARATION

A. Certify in writing to the CxA that Plumbing systems, subsystems, and equipment have been installed, calibrated, and started and are operating according to the Contract Documents.

B. Certify in writing to the CxA that Plumbing instrumentation and control systems have been completed and calibrated, that they are operating according to the Contract Documents, and that pretest set points have been recorded.

C. Certify in writing that balancing procedures have been completed and that testing, adjusting, and balancing reports have been submitted, discrepancies corrected, and corrective work approved.

D. Set systems, subsystems, and equipment into operating mode to be tested (e.g., normal shutdown, normal auto position, normal manual position, unoccupied cycle, emergency power, and alarm conditions).

E. Inspect and verify the position of each device and interlock identified on checklists.

F. Check safety cutouts, alarms, and interlocks with smoke control and life-safety systems during each mode of operation.

G. Testing Instrumentation: Install measuring instruments and logging devices to record test data as directed by the CxA.

3.5 DOMESTIC WATER BALANCING

A. Notify the CxA at least ten (10) days in advance of testing and balancing Work, and provide access for the CxA to witness balancing Work.

3.6 GENERAL TESTING REQUIREMENTS

A. Provide technicians, instrumentation, and tools to perform commissioning test at the direction of the CxA.

B. Scope of Plumbing testing shall include entire Plumbing installation. Testing shall include measuring capacities and effectiveness of operational and control functions.

C. Test all operating modes, interlocks, control responses, and responses to abnormal or emergency conditions, and verify proper response of building automation system controllers and sensors.

D. The CxA along with the Plumbing contractor, balancing subcontractor shall prepare detailed testing plans, procedures, and checklists for Plumbing systems, subsystems, and equipment.

E. Tests will be performed using design conditions whenever possible.

F. Simulated conditions may need to be imposed using an artificial load when it is not practical to test under design conditions. Before simulating conditions, calibrate testing instruments. Provide equipment to simulate loads. Set simulated conditions as directed by the CxA and document simulated conditions and methods of simulation. After tests, return settings to normal operating conditions.

G. The CxA may direct that set points be altered when simulating conditions is not practical.

H. The CxA may direct that sensor values be altered with a signal generator when design or simulating conditions and altering set points are not practical.

I. If tests cannot be completed because of a deficiency outside the scope of the Plumbing system, document the deficiency and report it to the Owner. After deficiencies are resolved, reschedule tests.

J. If the testing plan indicates specific seasonal testing, complete appropriate initial performance tests and documentation and schedule seasonal tests.

3.7 PLUMBING SYSTEMS, SUBSYSTEMS, AND EQUIPMENT TESTING PROCEDURES

A. Equipment Testing and Acceptance Procedures: Testing requirements are specified in individual Division 22 sections. Provide submittals, test data, inspector record, and certifications to the CxA.

B. Plumbing Instrumentation and Control System Testing: Field testing plans and testing requirements are specified in Division 22 Sections. Assist the CxA with preparation of testing plans.

C. Pipe system cleaning, flushing, hydrostatic tests, and chemical treatment: Test requirements are specified in Division 22 piping Sections. Plumbing Contractor shall prepare a pipe system cleaning, flushing, and hydrostatic testing plan. Provide cleaning, flushing, testing, and treating plan and final reports to the CxA. Plan shall include the following:

1. Sequence of testing and testing procedures for each section of pipe to be tested, identified by pipe zone or sector identification marker. Markers shall be keyed to Drawings for each pipe sector, showing the physical location of each designated pipe test section. Drawings keyed to pipe zones or sectors shall be formatted to allow each section of piping to be physically located and identified when referred to in pipe system cleaning, flushing, hydrostatic testing, and chemical treatment plan.
2. Description of equipment for flushing operations.
3. Minimum flushing water velocity.
4. Tracking checklist for managing and ensuring that all pipe sections have been cleaned, flushed, hydrostatically tested, and chemically treated.

D. Plumbing Distribution System Testing: Provide technicians, instrumentation, tools, and equipment to test performance of domestic water distribution systems.

E. Vibration and Sound Tests: Provide technicians, instrumentation, tools, and equipment to test performance of vibration isolation and seismic controls as required.

F. The work included in the commissioning process involves a complete and thorough evaluation of the operation and performance of all components, systems and sub-systems. See Section 3.7 of 019113 for equipment and systems to be evaluated.

3.8 DEFICIENCIES/NON-CONFORMANCE, COST OF RETESTING, FAILURE DUE TO MANUFACTURER DEFECT

A. Refer to Division 01 Section "General Commissioning Requirements" for requirements pertaining to deficiencies/non-conformance, cost of retesting, or failure due to manufacturer defect.

3.9 APPROVAL

A. Refer to Division 01 Section "General Commissioning Requirements" for approval procedures.

3.10 DEFERRED TESTING

A. Refer to Division 01 Section "General Commissioning Requirements" for requirements pertaining to deferred-testing.

3.11 OPERATION AND MAINTENANCE MANUALS

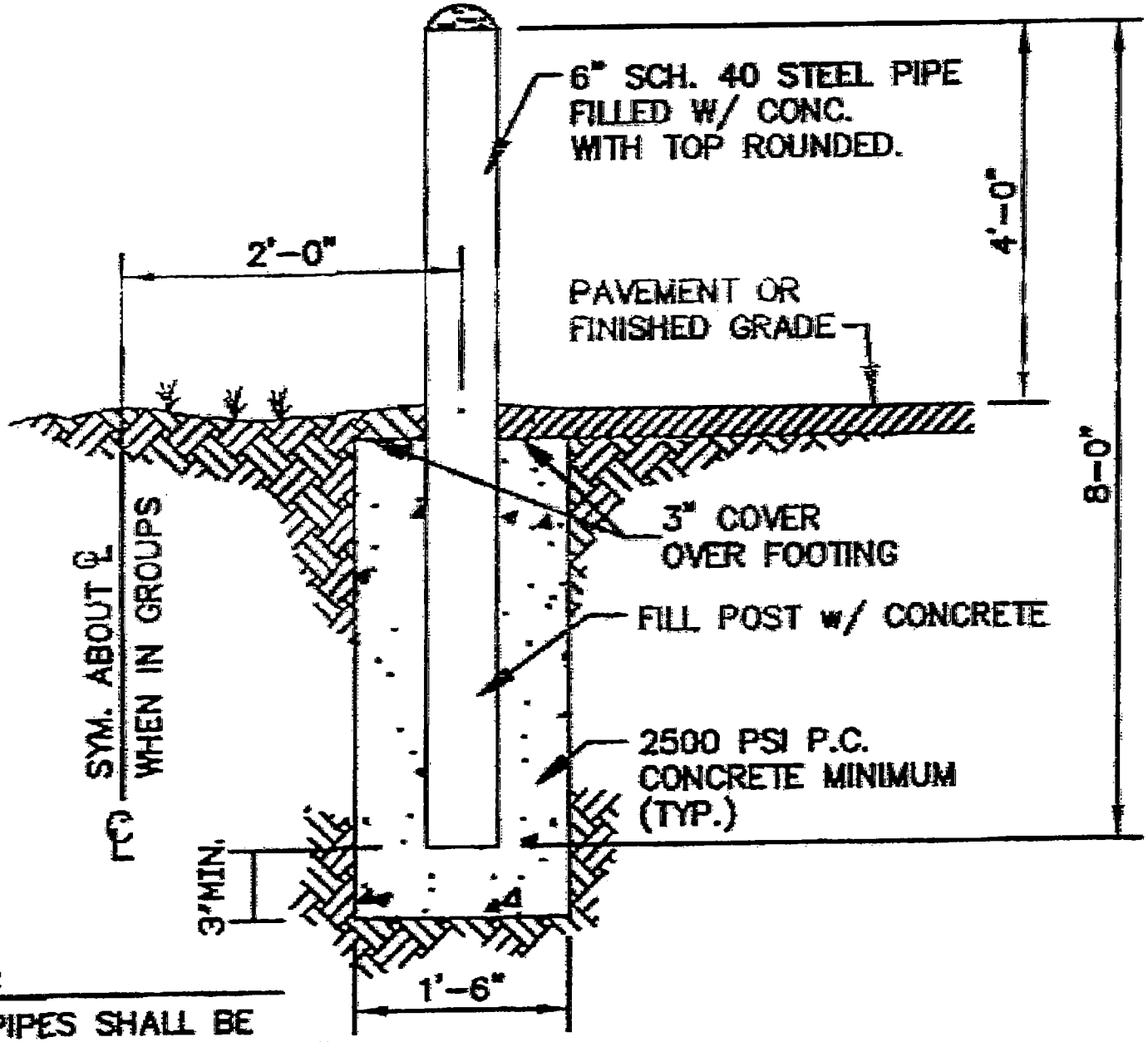
A. The Operation and Maintenance Manuals shall conform to Contract Documents requirements as stated in Division 01.

B. Refer to Division 01 Section "General Commissioning Requirements" for the AE and CxA roles in the Operation and Maintenance Manual contribution, review and approval process.

3.12 TRAINING OF OWNER PERSONNEL

A. Refer to Division 01 Section "General Commissioning Requirements" for requirements pertaining to training.

END OF SECTION 22 08 00



NOTE:

ALL PIPES SHALL BE
PAINTED TRAFFIC YELLOW

PIPE BOLLARD

5A

N.T.S.